

<p style="text-align: center;"><i>TOWN OF SEEKONK</i> <i>Planning Board</i></p>

MEMORANDUM

To: The Planning Board

From: John P. Hansen Jr., AICP, Town Planner

Date: December 29, 2010

Re: Proposed Assisted Living Facility Bylaw

This past summer, the Planning Board began discussing a proposed Assisted Living Facility Bylaw. Attached is a first draft, which is based on research of similar bylaws in the State. Items that were discussed at that time included density, local preference and affordability.

As you may or may not remember, determining the density was arbitrary. For this draft, a proposed development would need to be in character with the neighborhood, in terms of scale and architecture and would have to conform to Board of Health regulations and dimensional standards. These items can all determine the density of a proposed project.

The maximum allowable local preference standard by the State is 70%, which is what was chosen for this draft. The affordability standard proposed is a flat rate of 15% of the units within a proposed development. An alternative to this can be found in the Town of Newton's affordability standard, which requires that 2.5% of the annual gross revenue from fees for housing and services for such facilities shall be contributed for the production of affordable elder housing. This contribution shall either be in the form of residential units or a cash payment to be used for the production of affordable units.

Mr. Mark Shane, who owns and operates Swan Brook Assisted Living in Swansea, will address the Board on 1/25/11 to discuss his desires for developing a similar facility here in Seekonk. A bylaw, such as proposed, will need to be adopted prior to any potential development being brought forward.